Calgary

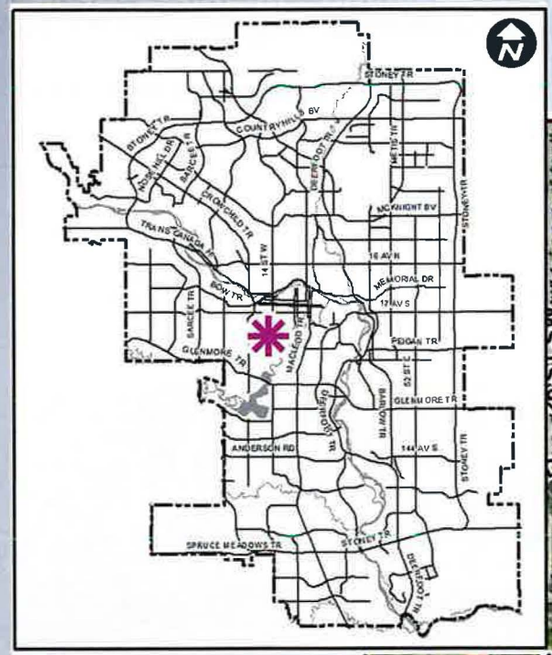
Calgary Planning Commission

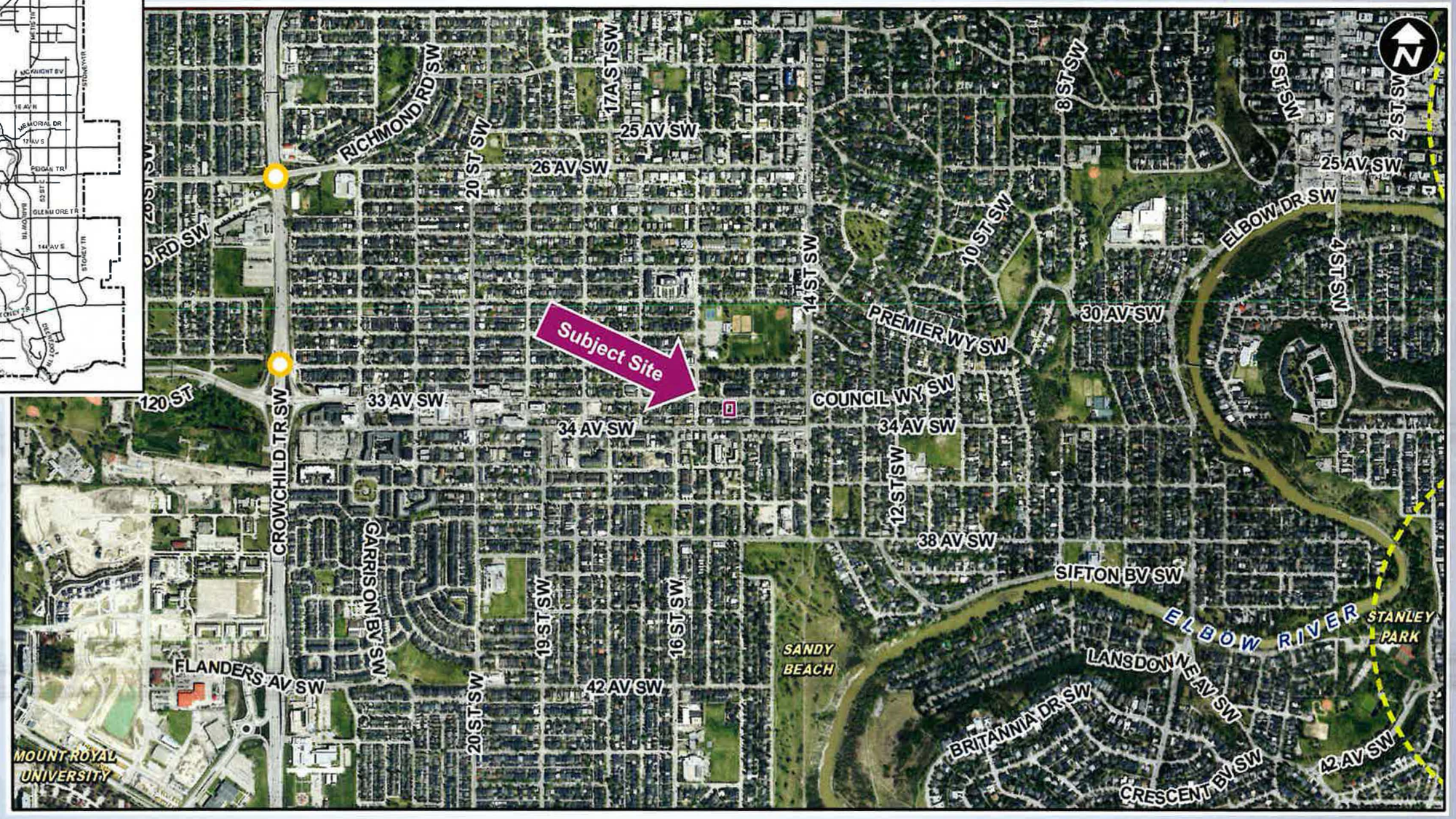
Agenda Item: 7.2.2

LOC2021-0173
Land Use Amendment
December 14, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 15 2022
ITEM: 7.2.2 CPC2022-1309
Distrib Presentation
CITY CLERK'S DEPARTMENT

Location Maps





LEGEND

- 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

LRT Line

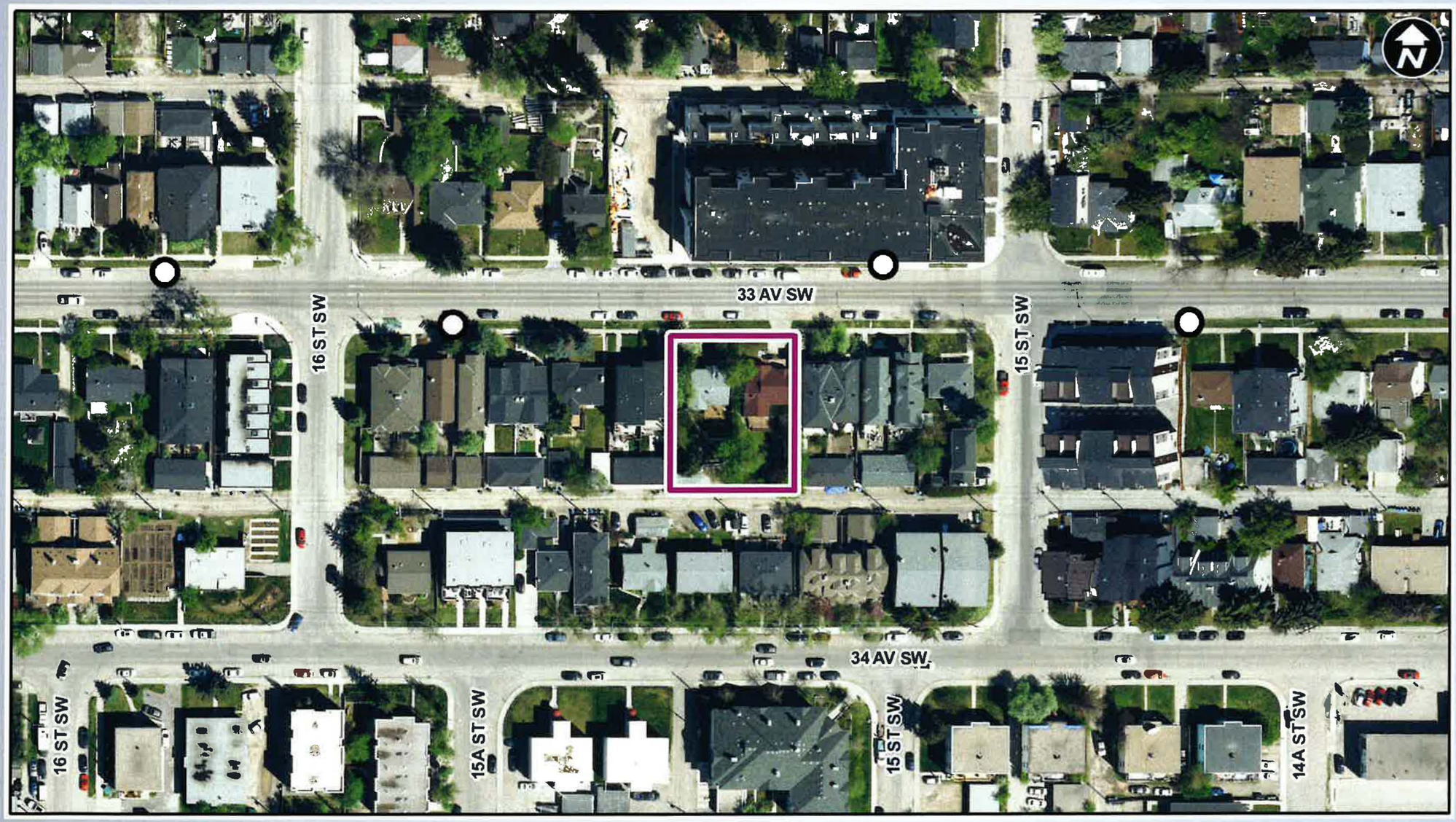
- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

Location Map

3



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Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

- Bus Stop

Parcel Size:

0.12 ha
30m x 38m

33 Avenue SW

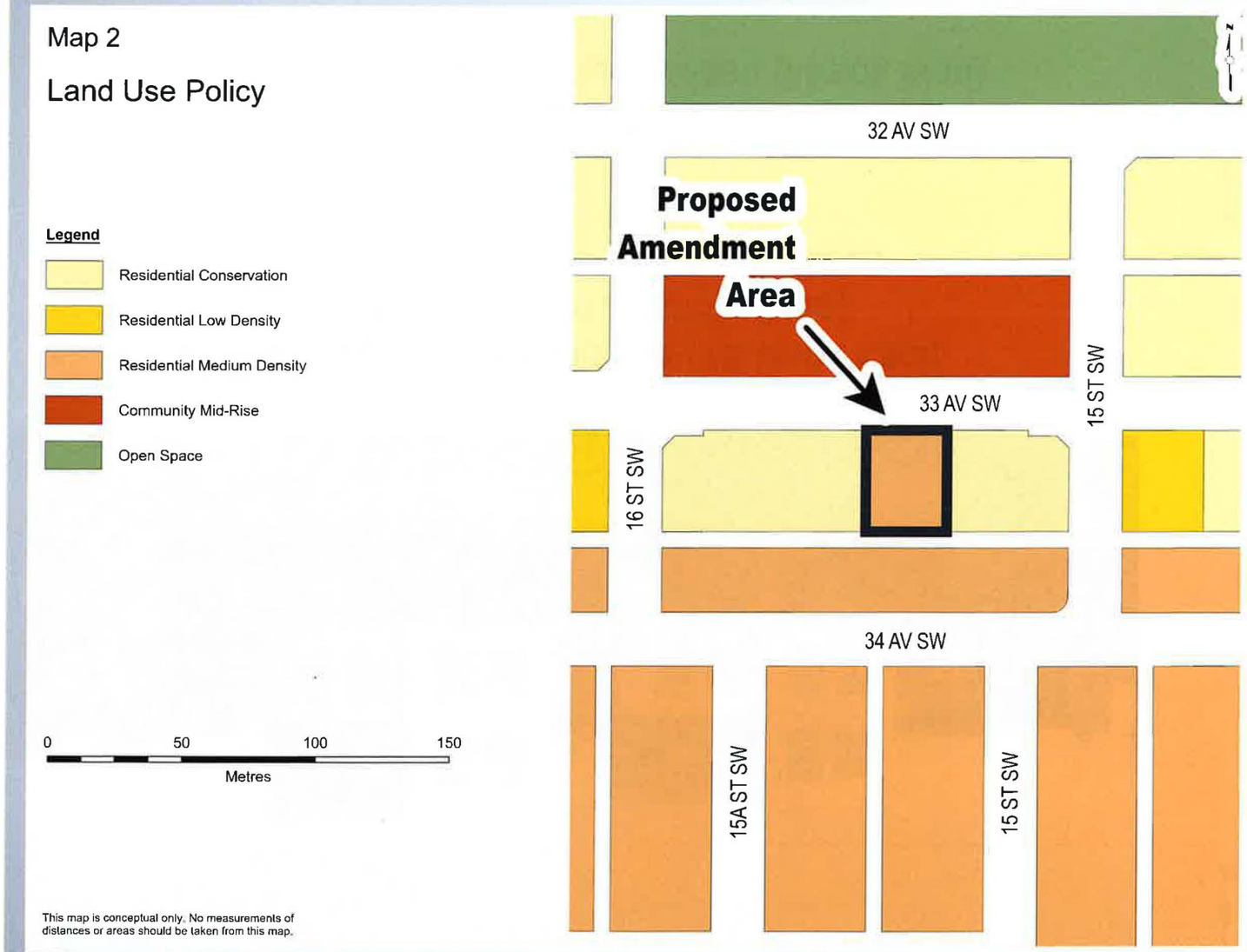
Rear Lane

Surrounding Land Use

Proposed Land Use Map

Proposed H-GO District:

- Accommodates grade-oriented development
- Dwelling units attached, stacked within shared buildings
- Scale consistent with low density residential districts
- Supported in areas within 200 metres of a Main Street (33 Ave SW)

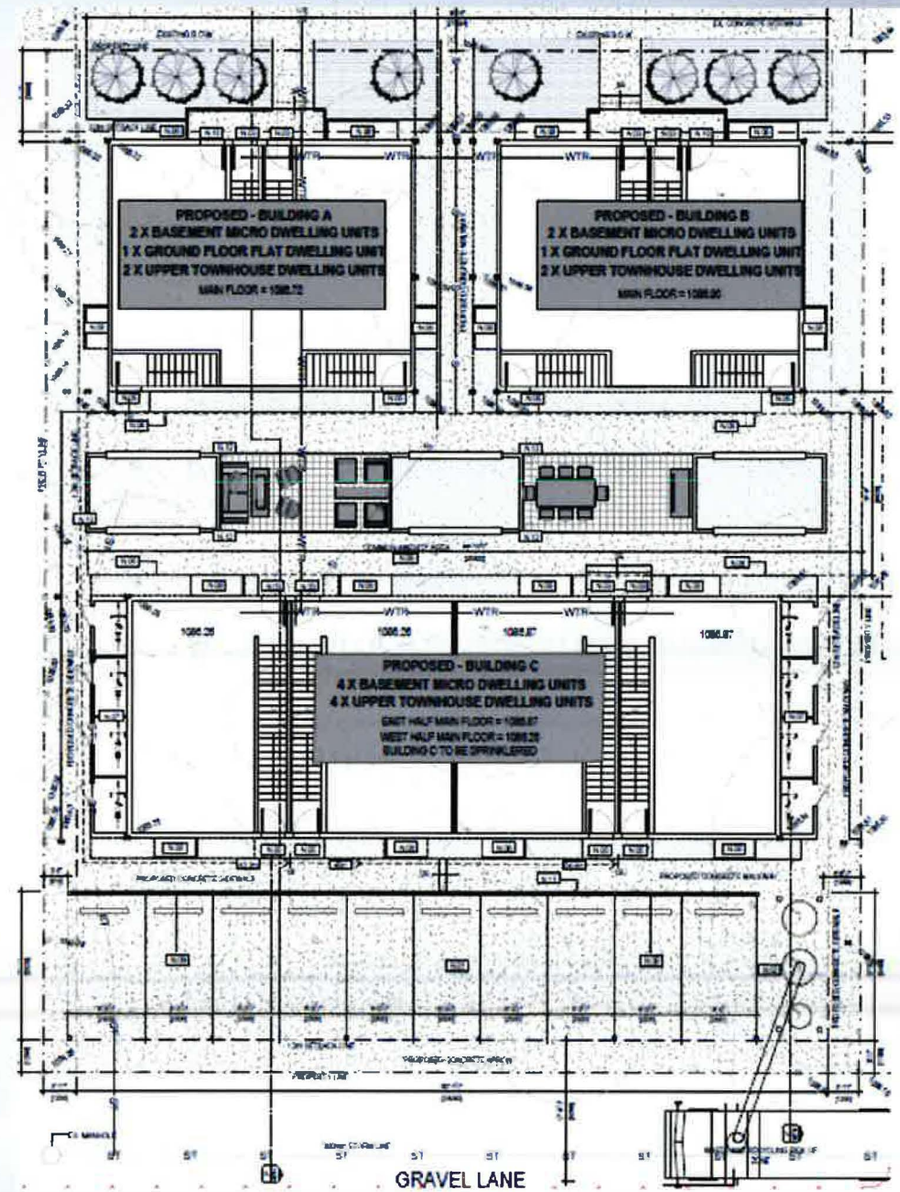


Proposed Amendment (Map 2):

Re-designate subject parcels from *"Residential Conservation"* to *"Residential Medium Density"*

- Accommodates multi-residential development
- scale, mass and height compatible to adjacent conservation and infill development

Development Permit Summary



- Three Multi-Residential Buildings (18 Units total)
- Central Courtyard (Common Amenity Area)
- Eight (8) Alternatives Modes storage facilities

Lane

- Ten (10) Vehicular Parking stalls (covered Carport)
- Consolidated waste/recycling facilities (Molok bins)

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/ Altadore Area Redevelopment Plan(Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Existing Land Use Map